

**TO: ALL MEMBERS OF THE
DEVELOPMENT CONTROL COMMITTEE**

Our reference HMH
Your reference N/A
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2 October 2020

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY 7 OCTOBER 2020

I am now able to enclose, for consideration at the Wednesday 7 October 2020 meeting of Development Control Committee, a late paper in respect of the following agenda item:

**Agenda
No** **Item**

5. **Planning Application DC/18/1425/FUL - The Woodyard, Stores Hill, Dalham (Pages 1 - 2)**

Planning application - Entry Level exception site for 2no affordable dwellings and ancillary access arrangements (partly retrospective)

Yours sincerely

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Development Control Committee - 7 October 2020

Late Paper

Item 5 – DC/18/1425/FUL: The Woodyard Stores Hill Dalham

Case Officer: Adam Ford

1. The following comments have been received from the Strategic Housing Team on 29 September 2020. These supersede the comments in Appendix 3 of the committee report.

Following on from committee and members concerns-

As I previously mentioned, The NPPF Paragraph 71 suggests; "Local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority's area. These sites should be on land which is not already allocated for housing and should: a) comprise of entry-level homes that offer one or more types of affordable housing as defined in Annex 2 of this Framework; and b) be adjacent to existing settlements, proportionate in size to them, not compromise the protection given to areas or assets of particular importance in this Framework, and comply with any local design policies and standards."

The applicant has submitted an application that is accepted as an entry level exception site in that it meets the requirement a) - the applicant has proposed discounted market sale (at a discount of at least 20%) in line with Annex 2. We have secured these properties under product D (other routes to homeownership) which complies on the basis that the units will be sold for a discount of at least 20% and controlled via a S106 to remain as this product.

I can confirm we are satisfied that the site meets component a) of paragraph 71 and therefore see no reason for objection.

Whilst I acknowledge the concerns raised by Members on whether the dwellings are actually 'affordable', it is important to recognise that Annex 2 of the NPPF now allows for a wide range of affordable products and not just the commonly known affordable/social rent and shared ownership. 'Other affordable routes to homeownership' are defined within the affordable housing products. I need to stress the importance of the fact that the house price is not what determines whether the property meets the NPPF's definition.

Affordable housing products stipulated within Annex 2 of the NPPF will be appropriate for different people with different sets of circumstances. Affordable rent for example may not be appropriate for some as it can be charged over the Local Housing Allowance, up to 80% of the local market rents. This stipulation will alienate a proportion of people and therefore it

may be deemed that social rent is a more appropriate product for their circumstances. Similar logic can be applied to this application but regarding home ownership aspiration. As an example, we have looked at the most recent sold prices in Dalham and a 3 bed sold for £375,000 in 2019. Therefore 20% (£75,000) discount on that property reduces the sale price to £300,000. This discount would assist in affordability for a first time buyer wanting to purchase in Dalham.

I appreciate that some first time buyers will not be able to afford these proposed discounted market sale properties and consequently other products as specified within Annex 2 of the NPPF (such as shared ownership) are available in order to meet these aspirations.'